THIS INSTRUMENT PREPARED BY:
R. ERIC THORNTON, ESQ.
RAMSEY, THORNTON & BARRETT, PLC
507 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
FILE NO. RT2110-01

Based on the information provided by the parties, no title search was requested or performed.

BILL GARRETT, Davidson County
Trans:T20110006112 DEEDQC
Recvd: 01/31/11 13:51 3 pgs
Fees:17.00 Taxes:0.00
20110131-0008507

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, I, WENDY R. SIEBERT, also known as WENDY SIEBERT, married, convey and quitclaim unto CHRISTINE DARDEN, unmarried, her heirs and assigns, all of my right, title and interest in and to the following described real estate, to wit:

PARCEL ONE: Land in Davidson County, Tennessee, being more particularly described as follows:

Being all of Unit No. 36, on the Plan of Final Plat Autumn Glen Section I, a Condominium Regime, as shown on plat of record in Instrument No. 20020926-0117438, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description of said unit.

Being the same property conveyed to Wendy R. Siebert, unmarried, by deed from P & B Development, LLC, a Tennessee limited liability company, dated November 9, 2007, of record as Instrument No. 20071121-0136295, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the plan of record in Plat Instrument No. 200209260117438; Restrictive covenants contained in an instrument of record in Instrument No. 200103080021946; Sewer Easement of record in Instrument No. 200208230102072; Utility Easement of record in Instrument No. 200208280104004; Ingress/Egress Easement of record in Instrument No.200212110153095; The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also, including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Autumn Glen Condominiums of record as Instrument No. 200309290143614; all matters of record in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 4316 Summercrest Boulevard #503, Antioch, TN 37013

PARCEL TWO: Land in Davidson County, Tennessee, being more particularly described as follows:

Being all of Garage No. G-12, Final Plat of Autumn Glen Section I, a Condominium Regime, as shown by plat appearing of record in Instrument No. 20020926-0117438, and as created by the Master Deed of record in Instrument 20030929-0143614 of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete description.

Being the same property conveyed to Wendy Siebert, married, by deed from MainStreet Homes, LLC, dated May 6, 2008, of record in Instrument 20080520-0051716, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Sewer Easement of record in Instrument #20020823-0102072; Utility Easement of record in Instrument #20020828-0104004; Ingress/Egress Easement of record in Instrument #20021211-0153095; Right to Use Common Area and Maintenance Agreement of record in Instrument #20010308-0021946; Master Deed of record in Instrument #20030929-0143614; All matters shown on the plat of record in Instrument #20020926-0117438; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 4316 Summercrest Blvd., (Garage 12), Antioch, TN 37013.

WITNESS MY HAND, this 2nd day of February, 2009.

Wendy R. Siebert
WENDY R. SIEBERT

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, WENDY R. SIEBERT, also known as WENDY SIEBERT, married, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 2nd day of February, 2009.

Stephania J. Willeby
NOTARY PUBLIC

My Commission Expires: July 5, 2011

STEPHANIA J. WILLEBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $ 0 .

Christine Darden
AFFIANT

Subscribed and sworn before me this 11th day of May, 2010.

Becci Steed
NOTARY PUBLIC

My Commission Expires: 5-18-2013

BECCI STEED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

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Map-Parcels
164-06-0A-036.00CO
& P/O 31-J-A-24

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Christine Darden
4316 Summercrest Blvd., #503
Antioch, TN 37013